

STATE OF HAWAII
DEPARTMENT OF LAND AND NATURAL RESOURCES
Land Division
Honolulu, Hawaii 96813

February 22, 2008

Board of Land and Natural Resources
State of Hawaii
Honolulu, Hawaii

PSF No.:08HD-007

HAWAII

Set Aside to the County of Hawaii for Elderly, Affordable Rental Housing and
Related Purposes and Issuance of a Right-of-Entry Permit to the County of
Hawaii, Waiakea, South Hilo, Hawaii, Tax Map Key:3rd/ 2-4-001: 168

APPLICANT:

County of Hawaii, a municipal corporation whose mailing address is 25 Aupuni Street,
Hilo, Hawaii 96720

LEGAL REFERENCE:

Section 171-11, Hawaii Revised Statutes (HRS), as amended.

LOCATION:

Portion of Government lands situated at Waiakea, South Hilo, Hawaii, identified by Tax
Map Key: 3rd/ 2-4-001: 168, as shown on the attached map labeled Exhibit A.

AREA:

15.948 acres, more or less.

ZONING:

State Land Use District: Agriculture
County of Hawaii CZO: Agriculture (AG-1)

TRUST LAND STATUS:

Section 5(b) lands of the Hawaii Admission Act

DHHL 30% entitlement lands pursuant to the Hawaii State Constitution: NO

CURRENT USE STATUS:

Vacant and unencumbered.

PURPOSE:

Elderly and/or Affordable Rental Housing and related purposes.

CHAPTER 343 - ENVIRONMENTAL ASSESSMENT:

This action before the Board is merely a transfer of management jurisdiction and does not constitute a use of State lands or funds, and therefore, this action is exempt from the provisions of Chapter 343, HRS, relating to environmental impact statements. Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

APPLICANT REQUIREMENTS:

Applicant shall be required to:

- 1) Process and obtain the necessary change in Land Use Designation, Zone Change and any other land use approvals or permits appropriate for the proposed purpose;
- 2) Process and obtain subdivision at Applicant's own cost;
- 3) Provide survey maps and descriptions according to State DAGS standards and at Applicant's own cost; and
- 4) Inasmuch as the Chapter 343 environmental requirements apply to Applicant's use of the lands, the Applicant shall be responsible for compliance with Chapter 343, HRS, as amended.

BACKGROUND:

In connection with a previous request by the County of Hawaii, the Board of Land and Natural Resources approved a set aside of approximately 5 acres for a Fire Administration Facility on what is labeled as "Lot 2" on the map attached labeled as "Exhibit B". The map attached as "Exhibit B" is the subdivision map prepared by the County's consultant in connection with the previous request in meeting a condition to subdivide Fire Administration parcel. The subdivision action will create two remainder parcels, Lot 1 containing approximately 9.091 acres and Lot 3 containing approximately 15.948 acres.

By letter dated January 10, 2008, Mayor Harry Kim is requesting the Board's approval for a set aside to the County of Hawaii for the parcel identified as "Lot 3" on Exhibit B containing approximately

15.98 acres. The County of Hawaii would like to develop the subject newly subdivided parcel for an elderly affordable housing project. The County of Hawaii proposes to work with the Hawaii Island Community Development Corporation (HICDC), a Hawaii non-profit corporation, through a long-term lease, in the development of a series of senior residences. The County has successfully worked with HICDC on a number of other elderly and affordable housing projects. Upon agreement on the long-term lease, the proposed agreement will be brought to the Board for its consent as required pursuant to Chapter 171-11, HRS.

The following is a summary of the proposed project and development concept:

Mohouli Heights Senior Neighborhood

Location

The proposed Mohouli Heights Senior Neighborhood is located in the heart of Hilo town at the intersection of Komohana and Mohouli Streets. This central location provides ready access by short vehicle trips to all financial, medical, retail and personal services available in Hilo. This location is also convenient for Hilo, Puna and Hamakua residents who wish to visit their senior relatives and friends residing in Mohouli Heights.

The Plan

The proposed Mohouli Heights Senior Neighborhood is planned to be developed as an integrated series of senior residences focused around a central activity core. This core complex would form the nucleus of the neighborhood and would encourage continuing social interaction by the resident seniors as well as supplying much needed services.

As presently envisioned the complex would contain up to 250 residential units in multi-unit structures. The units will primarily be one bedroom units, while studio and two bedroom units are possible depending on the demand and financing available. All units would be accessible or adaptable to make daily living easier for all tenants.

The units would be arranged in 30-40 unit clusters, a scale that encourages neighbor to neighbor relations. Covered walkways are planned between the clusters and connecting to the central core. This will help the neighborhood remain functional throughout the typical Hilo weather pattern.

The central core will be composed of one or more structures that contain spaces for activities essential for daily living. These functions are planned to include:

- A transit center where residents can be picked up and dropped off
- Beauty/Barber Shop
- Small convenience retail space

- Visiting doctor office
- Office space for visiting agencies.
- Activity Rooms, e.g. an arts and crafts room
- Mini-Theatre
- Central kitchen and eating area
- Exercise Room

The grounds would include parking and areas for outdoor activities. These uses would be set in a landscape that is appropriate for Hilo's climatic conditions. The planned outdoor uses include:

- Raised garden plots scattered throughout the site
- Potting shed
- Exercise path
- Fenced dog run
- Barbeque areas
- Outdoor eating and lounging areas

Target Market

This neighborhood is planned for seniors 62 years of age and older. The income ranges would include those qualifying for low and moderate income housing and would be matched to the various complexes based on the project financing.

Rents and Financing

At this time all units are planned to be rental units. The rents would be established by the financing programs which are anticipated to include the full range of state and federal programs for low and moderate income residents.

Phasing

The initial phase would include all environmental and planning studies, including the development of a master plan for the entire site. Subsequent phases would include incremental development of the residential complexes and central core.

Services

It is anticipated that a variety of public and private agencies will be providing services in the Mohouli Heights Senior Neighborhood. These services are expected to include transportation, exercise, personal and professional care. Meal services will be sought consistent with the limitations imposed by the various funding programs.

DISCUSSION:

The agency's proposed request for the set aside is appropriate and satisfies a public purpose – to develop an elderly affordable rental housing project in East Hawaii.

Comments were solicited from:

DHHL	No comments
County Planning	No comments
County Public Works	See Exhibit C
County Water	See Exhibit D
OHA	Lands are ceded. Only management of the property can be transferred to the County.

The County of Hawaii is requesting the Land Board's favorable consideration for a right-of-entry permit for management purposes. This will allow the County and their consultants to start the necessary environment studies, surveying, etc..

RECOMMENDATION:

That the Board, subject to Applicant fulfilling the Applicant Requirements above:

1. Approve of and recommend to the Governor the issuance of an executive order setting aside the subject lands to the County of Hawaii under the terms and conditions cited above, which are by this reference incorporated herein and subject further to the following:
 - A. The standard terms and conditions of the most current executive order form, as may be amended from time to time;
 - B. Disapproval by the Legislature by two-thirds vote of either the House of Representatives or the Senate or by a majority vote by both in any regular or special session next following the date of the setting aside;
 - C. Review and approval by the Department of the Attorney General; and
 - D. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.
2. Authorize the issuance of a management right-of-entry permit to the County of Hawaii covering the subject area, which are by this reference incorporated herein and further subject to the following:

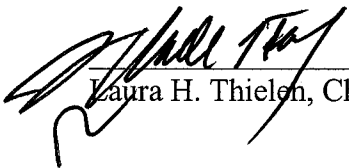
- A. The standard terms and conditions of the most current right-of-entry permit form, as may be amended from time to time; and
- B. Such other terms and conditions as may be prescribed by the Chairperson to best serve the interests of the State.

Respectfully Submitted,



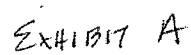
Charlene E. Unoki
Assistant Administrator

APPROVED FOR SUBMITTAL:



Laura H. Thielen, Chairperson







DEPARTMENT OF PUBLIC WORKS
COUNTY OF HAWAII
HILO HAWAII

Memorandum

Date : January 18, 2008

To : CHARLENE UNOKI, District Land Agent

From : *Bruce C. McClure*
BRUCE C. McCLURE, Director DPW

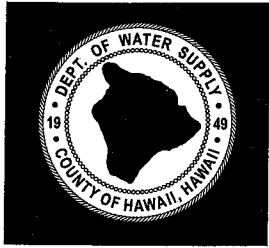
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LAND DIVISION
2008 JAN 23 A 10:13
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

SUBJECT: REQUEST FOR SET ASIDE
ELDERLY AFFORDABLE RENTAL HOUSING AND RELATED PURPOSES
Waiakea, South Hilo, Hawaii
Tmk 3rd Div.: 2-4-001: portion 168

We have reviewed the subject request and have the following comments:

1. A flood study to determine the Base Flood Elevations for the FEMA Flood Zone A on the subject property will be required before any work is initiated.
2. DPW, Engineering Division is in the process of contracting a flood study with a consultant. Consequently, project development activities should coordinated with the Engineering Division.
3. All improvements within FEMA flood zones shall comply with Chapter 27 of the Hawai'i County Code.

EXHIBIT "C"



DEPARTMENT OF WATER SUPPLY • COUNTY OF HAWAII

345 KEIKOHEA STREET, SUITE 20 • HILO, HAWAII 96720
TELEPHONE (808) 961-8050 • FAX (808) 961-8657

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LAND DIVISION
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February 11, 2008
DEPT. OF LAND &
NATURAL RESOURCES
STATE OF HAWAII

State of Hawai'i
Department of Land and Natural Resources
Land Division
P. O. Box 621
Honolulu, HI 96809

**REQUEST FOR SET ASIDE FOR ELDERLY, AFFORDABLE RENTAL HOUSING AND
RELATED PURPOSES
TAX MAP KEY 2-4-001:168 (PORTION)**

We have reviewed your memorandum regarding the subject request and have the following comments.

Water can be made available from an existing 12-inch waterline within Komohana Street and an existing 12-inch waterline within Mohouli Street, both fronting the subject parcel.

Prior to issuing a water commitment for the proposed project, the Department would request estimated maximum daily water usage calculations prepared by a professional engineer licensed in the State of Hawai'i for review and approval, showing the estimated water demand for the proposed non-residential uses of the subject parcel. Unless otherwise approved by the Manager, the estimated average daily usage for each residential unit shall be 400 gallons per day (GPD) or a maximum daily usage of 600 GPD.

After review of the calculations, the Department will determine the water commitment deposit amount, facilities charges due, and any water system improvements required for final approval. Pursuant to Rule 5 of the Department's Rules and Regulations, if the water requirements for the project exceed 120,000 GPD, the developer may be required to enter into a Water Development Agreement with the Water Board.

Please be informed that any meter(s) serving the proposed project will require the installation of a reduced pressure type backflow prevention assembly within five feet of the meter on private property. The Department must inspect and approve the installation before water service can be activated.

Should there be any questions, please contact Mr. Finn McCall of our Water Resources and Planning Branch at 961-8070, extension 255.

Sincerely yours,

Milton D. Pavao, P.E.
Manager

FM:dfg

... *Water brings progress...*

EXHIBIT "D"